

Phone: 01282 428486
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TO LET

- Newly converted office facility set in picturesque countryside location
 - Historic stone building retaining many original features
 - Two self-contained offices available for immediate occupation
 - Large windows providing excellent natural light and exposed stone & brickwork
 - Quality bathrooms, showers and fully equipped modern kitchen
- Courtyard breakout area in stunning Ribble Valley countryside position
 - High quality finish with LED sensor lighting, thermostatically controlled electric heating, brand new carpets, feature glazing and dado trunking



Union Mill Business Centre
Watt Street
Sabden
BB7 9ED

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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LOCATION

Union Mill Business Centre is located on Watt Street in the heart of Sabden Village nestled in the stunning Ribble Valley at foot of Pendle Hill.

The Business Centre is within a 15 minute drive of Burnley and a 10 minute drive of both Clitheroe and the village of Whalley.

DESCRIPTION

A stone-built former weaving mill sympathetically converted into a modern and vibrant Business Centre within a stunning countryside location. The Business Centre is nestled at the foot of Pendle Hill in the picturesque Ribble Valley village of Sabden which is within a short drive of Clitheroe and the village of Whalley.

The Business Centre has been refurbished to exacting standards with two high quality self-contained office suites being available for immediate occupation. The available office suites are all on the ground floor and benefit from excellent natural light boosted by LED lighting, modern grey carpets throughout, brand new toilet facilities, a shower room and a modern red fitted kitchen.

There is currently a successful café on-site and a courtyard with seating providing an excellent breakout area for staff to enjoy the spectacular views and countryside air.

The monthly payment includes rent, all services, buildings insurance, the cleaning & maintenance of the communal areas, toilets and kitchen. The ingoing tenants are also likely to benefit from small business rates relief and further information relating to this is available from our office.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M	MONTHLY RENT
Office 1 - Deerstone	LET	LET	LET
Office 2 – Pendle	LET	LET	LET
Office 3 – Union	229	21.3	£399 + VAT
Office 4 – Ribble	LET	LET	LET
Office 5 – Barley	258	24.0	£425 + VAT
Office 6 – Cobden	LET	LET	LET

VAT

We have been verbally informed that the rent in relation to each office is subject to VAT at the prevailing rate.

TERMS

The offices are available by way of a new lease for a minimum term of 12 months.

BUSINESS RATES

We expect the occupier of each office should benefit from 100% rates relief as part of the Government's small business rates relief scheme.

It is however dependent on the tenant's circumstances and all interested parties must contact Ribble Valley Borough Council on 01200 425111 to confirm all the necessary details.

SERVICES

The offices have the benefit of heating, electricity, lighting and use of communal toilets, a shower room and a fully equipped kitchen.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

OUTGOINGS

In addition to the monthly payment and any business rates liability the tenant will be responsible for their own broadband/phone package.

LEGAL COSTS

The Landlords will provide a standard Tenancy Agreement and no costs will be required for the preparation of this document.

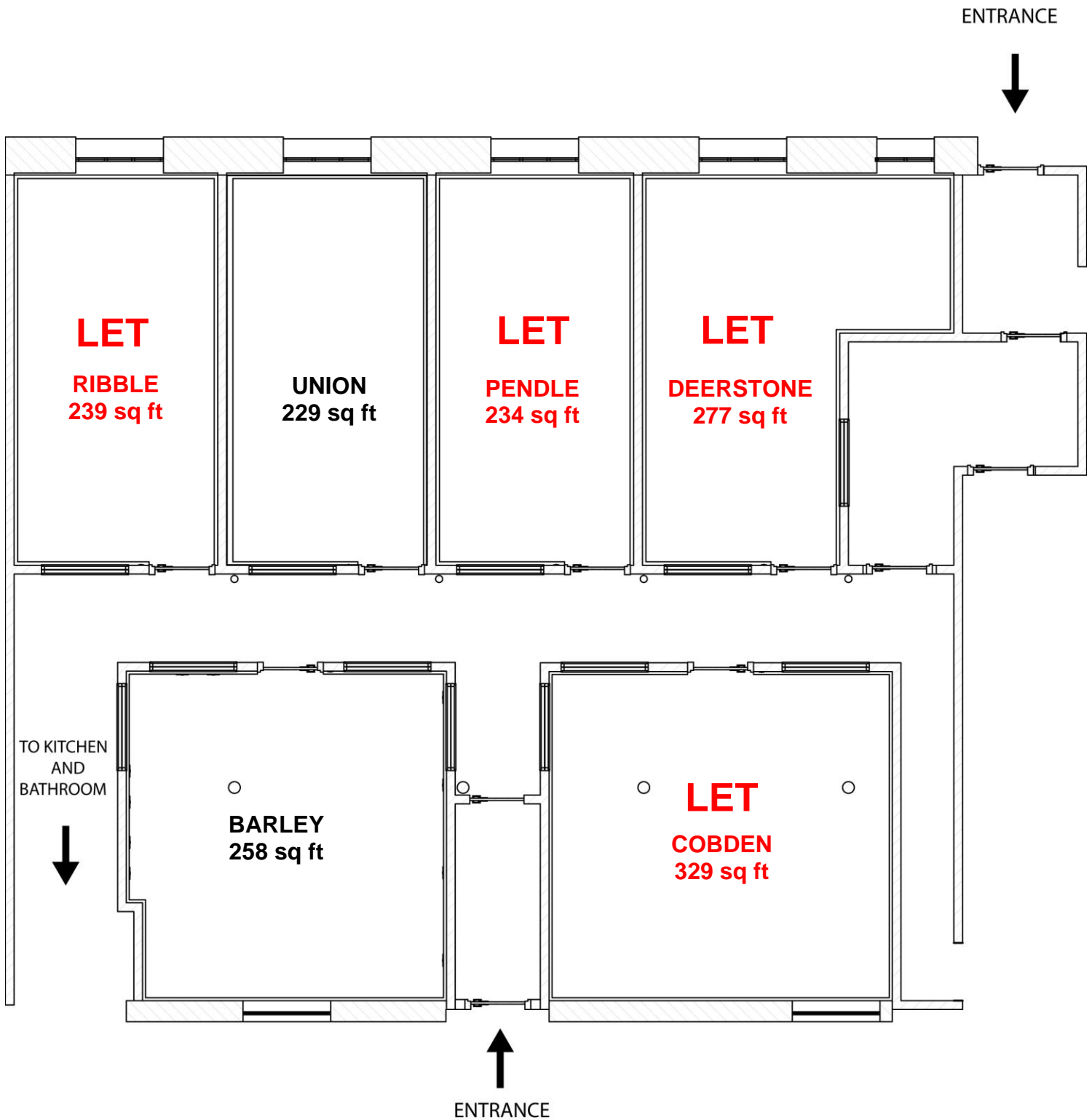
VIEWING

For further information or to arrange a viewing please Contact:
Whiteacres
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

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FLOORPLAN



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE TENANTS. APPLICANTS MUST CONFIRM ALL SIZES THEMSELVES.